

MINUTES

NORTHEAST MUNICIPAL ADVISORY COMMITTEE MEETING

WEDNESDAY – JUNE 11, 2003

A meeting of the Northeast Municipal Advisory Committee took place on the above date at 7:00 P.M. at Highland Oaks Middle School, 2375 N.E. 203rd Street, Miami, Fl.

COMMITTEE MEMBERS PRESENT:

Marjorie Auth
Japp Donath
Kenneth H. Friedman
Glenn H. Gopman
William C. Koppel
Jill B. Perez
Stanley B. Price
Senator Ronald A. Silver
Roslyn B. Weisblum

MIAMI-DADE COUNTY STAFF PRESENT:

Craig Collier, County Attorney
Jorge M. Fernandez, Budget Analyst, Office of Management and Budget, UMSA Policy
Analysis and Services Unit

1. The meeting was called to order.

2. **Ken Friedman, Chair**

Mr. Friedman explained the format of the meeting as follows: the Committee will conduct the meeting and at the end of their deliberations, questions, and discussion, it will be opened up for the public's input. Map was displayed which shows incorporated areas (red), MAC areas being studied (blue), as well as the annexation areas going on (yellow). White areas are unincorporated Miami-Dade County, not currently in a MAC. Mr. Friedman pointed out that more and more of the County is becoming incorporated and stated that most people feel that at some point in the future, as more and more areas incorporate, it will be harder for the County to service the areas that are left, therefore a lesser service at a higher tax. It could be soon or it could be later, but inevitably that ultimately will probably come about. He explained again that this is an advisory committee and that meetings would be held once every 3 weeks for close to one year. He stated that the scheduled meetings have more structure and bureaucracy than he would want. Different departments are to appear before us. He has been in touch with people from other MACs and has been told that they get so tied up with listening to reports that they do not really get into the essence of it, and they run out of time and can't make proper decisions. At the next meeting we will be hearing reports on fire and police. At the meeting after that, he would like every other department that has anything to say, to say it and then let's get past all of the mundane reports and get into the essence of what are the numbers and what are the services, and does this make sense. We should go out into all of the individual communities and have people on this board who live in those communities chair those meetings. We need to reach all of those communities including the condos. There could be about 16 different community

meetings, where we could reach out to everybody in the community, where we could give them information and get their input.

3. The May 21st minutes were distributed. Mr. William Koppel asked for an amendment to the minutes to include a request he had made at that meeting for a breakdown between commercial and residential rolls. There was a brief comment in the minutes, which did not address it in full. He would like a breakdown by sorting out the areas with the streets and locations to give the Committee a breakdown of their assessments.

Motion by Ken Friedman to approve the minutes as amended, seconded by Bill Koppel.

Motion carried.

4. Craig Coller, County Attorney – Sunshine Law Presentation

He explained the Sunshine Law and public records issues. What the Sunshine Law basically states is that all of your deliberations and discussions must take place at a meeting which is advertised and which is open to the public for which minutes are taken (either through a recording or actual minutes). Any discussions that you have need to take place here, which means that when you leave this building, you need to limit your conversations. Correspondence (such as e-mail) between Committee members is also not permitted. The County Attorney's office takes a very conservative view on the Sunshine Law, and the reason we do that is there are some extreme penalties for failure to comply with the Sunshine Law. Public records issue – anything that you receive in your capacity or that you generate as a result of your service on this board needs to be maintained in a file as a public record. It may be requested of you. Your calendars are public record, so you may want to consider keeping a separate calendar for your public responsibilities versus your private responsibilities. Homeowners meetings must either be properly advertised or only one Committee Member may be present in the room when incorporation, annexation, etc. are discussed.

5. Marjorie Auth volunteered to take minutes at the next meeting where Roslyn Weisblum will not be present.

6. Ken Friedman stated that some of the scheduled Committee meetings, such as September 3rd and November 5th, might conflict with Community Council meetings. Jorge Fernandez said that he would look for alternative dates. Ken Friedman asked him to check with Team Metro to confirm if there is a conflict.

7. Jorge Fernandez stated that the Jewish Community Center at 18900 NE 25th Avenue is available as a meeting location for the next few dates. He will book this location if the Committee desires it. Apparently, the current location is not available since the school is closed for the summer.

8. Senator Ronald Silver is concerned about adequate notification for the meetings. He hopes that we can find a better way to notify the public, such as sending e-mails to all of the people who attend the meetings, and then they can by word of mouth let others know. We obviously, cannot send out a notice to every property owner, which would be his preference, but we don't have the funds to do that. The sign-in sheet unfortunately, did not include e-mail addresses. He offered to contribute to the cost of some mailing. He thinks that it is essential that

people know about what we are doing. Ken Friedman asked that the people put their name and e-mail addresses on another piece of paper to save on postage. There was a volunteer from the public to mail notices to the people on today's sign in sheet.

9. Ken Friedman talked about the countywide group known as LINK. This organization has been assisting the different MACs for the last several years in trying to sift through the materials. They are meeting this Saturday at the Radisson Hotel next to Baptist Hospital at 9:00 AM. He recommended that one person on the Committee attend each of these meetings so we can see what the other MACs are doing, learn what the pitfalls are, try and find out what the right questions are to ask, and get assistance in the process. None of the Committee members were available to attend this Saturday.

10. Major Glen Theobald, District Commander at Intercoastal Station, the station that services this area, presented some crime statistics. He gave his commitment that they would do everything in their power to continue to see the crime go down in our area. He is happy to report that for the last three years that he has been there, and even before that, that the statistics have continued to go down. A network has been started which has created a tight community by getting information out to the people that live in the community. He is at our service 24/7.

11. Video Tapes, which were distributed to the Committee members, are to be watched and then returned.

12. Ken Friedman read a note that he sent to Jorge Fernandez about tonight's meeting, so that everyone could understand what information he was seeking to be covered tonight. Then we would look at what was actually given to us to see where the gaps were. He was looking for the following: other city's millage rates, were they higher or lower than the County millage rate; response times of all County districts for crime, burglar alarms, fire, and safety; is there is difference in the response times of new cities versus the County districts; six different possible boundaries to be looked at, as opposed to just one set in black and white, wanted services and revenues for all six; demographics corresponding to these boundary choices; breakdown of revenue sources between business, homes, condos, etc; breakdown of service costs per component; County to develop a history of incorporation movement; what issues were discussed at other MACs and the process that they go through; copy of County map; addendum itemizing things to be presented and discussed at next few meetings.

13. Senator Ronald Silver asked that we give another brief explanation of what we are all about.

14. Stan Price explained that the MAC was established by motion by Commissioner Sally Heyman. A MAC is creation by Miami-Dade County of a process where a local community explores various options in regard to either incorporation, annexation, status quo, or the like. The MAC provides an opportunity for the community to have the resources of Miami-Dade County and not the community's private funds in terms of exploring the necessary background information. All of the members of the MAC are members of the community, which is subject to the boundaries map. We are entrusted with gathering facts at public hearings. We do not vote at the end of this process; we make a recommendation. The ultimate decision of what happens to this community is with the voters of this community and not this board. We have no preconceived idea of what we are going to do until we go through this lengthy process, which

takes close to a year. All of us are volunteering our time; we do not get compensated. We are going to be left with small pockets of unincorporated areas of Miami-Dade County. The question is when that occurs are we going to obtain the essential public services we need?

15. Jorge Fernandez addressed the list of items that the Chair requested. Jorge said that we could invite speakers and he would put them on the agenda.

16. Report – Estimated Impact on UMSA Budget Revenues and Expenses –NE MAC

Jorge Fernandez reviewed the figures on this report. He began with section one. The following are the requests to Mr. Fernandez for information to provide for the Committee:

- The Chair mentioned that the taxable property rolls were not broken down into condo, homeowner, and business. Jorge Fernandez said they could provide a report, which would include each folio in the area with about 50 different use codes, which the County currently has. The different types of property can probably be grouped together but he does not think the program will add them together.
- Bill Koppel and Ken Friedman said they did not want each folio listed separately but totals by category. Jorge Fernandez said he would see what he could do and try to get this for us.
- The taxable property roll includes tangible personal property tax for businesses. Mr. Koppel asked that the breakdown we get, break the figures into several columns, separating real property and tangible personal property for businesses.
- Japp Donath asked if the number of police calls for service could be broken down by business and residential, since the total on this report makes it look like there is almost one call per property. Mr. Fernandez did not think it could be done in this method. He said it could be done by type of crime. The Chair mentioned that they could be broken down into grids, which Mr. Fernandez confirmed could be done; in this manner we could get some of our information.
- Stan Price asked if we could obtain information in regard to the amount of acreage for residential, commercial, industrial, and tax exempt property within our area; he is looking for density tracks. Jorge Fernandez said he would check with his planning committee to see if they could come up with this; he thinks they could.
- It was also requested that Mr. Fernandez provide a comparison with four or five of the newer cities that recently incorporated in terms of the taxable value, the number of people who reside in that area, and then we would be able to compare and make some sense out of it. Mr. Fernandez said he would provide the impact on UMSA statements for the incorporations that have passed and he would also provide the statements of the current MACs if we would like that as well. The Municipalities, Millage Rates and Per Capita Taxable Values Report already provides much of this information for cities that were not recently incorporated. The Chair pointed out that that report is the 2001 tax rolls, not 2002.
- How many homes are in the area? How many registered voters are in the area?

17. The Chair asked for questions only, from the floor regarding the first section of the report. The following requests were made to Jorge Fernandez by the public:

- That we also have a comparison from a service perspective.
- It was requested again that we separate police calls into commercial and residential so that consultants can make a fair analysis.
- Break this down into actually occupied properties, excluding golf courses, lakes, etc. Separate residential and condos, disparity per acre in density. Vacant land may have a potential for increased revenue in the future. Get information in a large matrix.
- How many square miles are in the boundaries? How many police officers will we need in a particular station? Is there a basic model? Jorge Fernandez answered that there is no basic model; every area is different.

18. Jorge Fernandez reviewed section two of Estimated Impact on UMSA Report. Estimated Gross Revenue to UMSA figure of \$5,018,000 is the amount that UMSA will not receive if this area incorporates. Jorge Fernandez pointed out that there are other state revenues available to the municipality such as revenue sharing and local option gas tax that are not listed here because they would not impact the County. The Chair stated that at a minimum the projected revenue of the proposed city would be the five million dollar figure. The Chair has a problem with the calculations of fines and occupational licenses being based on countywide figures since this area is primarily residential and may not have the same averages. Jorge Fernandez said that after the boundaries are set at the end, a report can be run that would give the exact number of occupational licenses within the area, but it is a very costly report to run. Jorge said he would be willing to bring a state handbook to the next meeting for information regarding other state revenues available to the municipality. The other MACs have all of this information already, which they can forward to us and Jorge has copies that he can provide to the Committee. The following are requests from the Committee to Jorge Fernandez for additional information:

- Bill Koppel would like to know the kinds of businesses that are in the area because there are different amounts for occupational licenses for different businesses. Jorge Fernandez said the report done at the end would include this.
- Japp Donath stated that we should have all of the questions asked before we start running the numbers. Ken Friedman asked Mr. Donath to put any specific questions in writing to Mr. Fernandez so that they may be addressed.
- Mr. Donath would like to have copies of final reports submitted to County by the new city of Miami Gardens. Mr. Fernandez said he could bring these to the next meeting or e-mail them to Mr. Donath.
- Roslyn Weisblum asked why there is no item for building permits? Mr. Fernandez responded that there are no building permits on the report because that is a proprietary department, in other words, all of the revenue they produce they keep for services. Building will be making a presentation at a future meeting and will provide more revenue information.

19. The Chair opened up questions on section two to the public. The following requests were made by the public:

- Need all of the revenues that will be generated.
- Request for explanation of tax bill and municipal share/millage on tax bill. Jorge Fernandez will bring some pamphlets that explain it and go over it at a future meeting.

20. Stan Price gave a detailed history of the creation of Dade County and explained how we got here, for the benefit of those in the public who are still asking that question, and again summarized what this process is all about.
21. There was some discussion about the police officers that were lost to this area to the City of Miami Gardens.
22. Jorge Fernandez continued with an explanation of section three of the report, "Cost of Providing UMSA Services". QNIP is Quality Improvement Neighborhood Program; this is a bond program that the voters voted in to make certain improvements within the unincorporated municipal service area, such as sidewalks, parks, etc. (There is also a stormwater bond.) The new municipality would be responsible for the bond payments so they will get the revenue. Policy Formulation and Internal Support is the Commissioner, Managers office, etc. Estimated Total Cost of Providing UMSA Services is \$3,658,441. These are the costs the municipality would need to take care of. Surplus is \$1,359,559.
23. The Chair asked for questions from the public on this section, they were as follows:
 - Is there a fee that new cities have to pay in order to incorporate? Jorge Fernandez stated that there is a mitigation cost which would be based on the bottom line of \$1,359,559. He agreed that the city will not have the million three.
24. The Chair said that we are entitled to know what we will have, and that staff will need to tell us what those numbers are. Jorge Fernandez said that that comes up when we do the conceptual agreement. The Chair said that we would want to have it beforehand.
25. Jorge Fernandez stated that what they are trying to do here is let us know what the impact is to UMSA. The Committee is in charge of putting together a pro-forma budget for the new municipality that is not Miami-Dade's staff's job. The Committee will have to go out and look for the different revenue figures from the state; they will have to get information on what it will cost to run a government. County is showing what they will lose, as far as what the city will have to gain is what the Committee will do. Bill Koppel stated that we were told if we formed this MAC, the County would bear the burden of the expenses of getting the information together for us; part of the information we need is what we are asking for tonight.
26. Jorge Fernandez stated that the municipality has to go to the state to apply for revenue sharing. County's revenue sharing will not be impacted by a new municipality.
 - Glen Gopman asked Jorge Fernandez if he could provide us with a comprehensive list of all the other sources of revenue available to us and any estimate of what those dollar amounts would be. Mr. Fernandez said he could provide the Florida Handbook, which tells each and every revenue available. He can also provide us with budgets from other MACs that do have the revenues and do have estimates and we can make our own assumptions from there. Assumptions that he cannot make because he does not know and he would not want to be placed in a position or place the County in a position that we might rely on. The Handbook breaks down how the revenues are calculated from the state; and they also provide the

estimates for each municipality. The ones that are based on population we could compute straight line. Jorge also suggested that we research information on other city's websites, i.e. Pinecrest, which has a very good breakdown of what their revenues are, where they come from, and how they are calculated.

- Glen Gopman asked if someone from the County could get this information for us. Jorge Fernandez answered that this is not something they have done for any other MAC but something the MAC has to take upon themselves to do. Jill Perez offered to get this information for the July 23rd meeting.
- Glen Gopman stated that a large portion of cost of administration is not allocated to our area.
- Roslyn Weisblum asked if new municipalities would be entitled to a share of the new transportation tax? Jorge Fernandez answered that the municipalities that were in place receive 20% of that surtax; any new municipality would have to negotiate it with the Office of Public Transportation Management.

27. The Chair stated that the next item on the agenda was the discussion of new boundaries. Jorge Fernandez stated that if we could outline any new boundaries, they would be more than happy to run those scenarios. The Chair asked the fellow Committee members if they had other alternative boundaries that they wished to address or look at. There were no alternatives suggested by the Committee.

28. The Chair now opened it up to the public, whether they had alternative boundaries that they would like to have studied. The suggestions were as follows: (1) Go further west to the next municipality, (2) Presidential, Coventry, Chateau, Oak Hammock, Oak Forrest, and Highland Lakes North of 203rd Street to be one contiguous boundary.

29. Motion by Senator Ronald Silver, too see both of the boundary alternatives, motion seconded.

Motion Carried

Jorge Fernandez clarified the motion with the Chair as follows: Area 1 – West to the next city of Miami Gardens; Area 2 – Carve out – Presidential going North, Chair will have to go over this exact boundary with Jorge Fernandez.

Clarified Motion Carried

30. Glen Gopman recommended rather than studying the revenues from Pinecrest, we look at a city that is more closely aligned with the tax base of this boundary area so that we might get closer revenue comparison data. Jorge Fernandez recommended that we look at a city with a similar Per Capita Taxable Value.

31. Meeting was adjourned at 10:00 P.M.